

Applicant and Owner: Jim Nix

Address: 2307 Greenlee Dr., Lot 68 Tarrytown Oaks

To: The members of the City of Austin Board of Adjustments:

When I purchased the residence at 2307 Greenlee Dr, the two-car garage space had already been converted into a Family Room. The two original garage doors had been in-filled with matching metal picture and casement windows with matching ashlar stone window sills and walls. Additionally the interiors had been remodeled with perimeter built-in cabinets, book shelves and closets, on all three walls. This room has always served as our family room and we spend a majority of our time within it. Recently both of our family cars were totaled by a hail storm. We would like to avoid having a reoccurrence of such a loss.

For this, we would like to create a carport structure over the existing front driveway. There is not an alternate location on our lot. We do not have alley access to our lot nor do the side yards allow for side access or an area for covered side yard parking. In order to have a carport of adequate function, proposed carport front would extend approximately 8.5 feet beyond the 25 foot building setback. There were no previous local subdivision requirements which would restrict the proposed carport in the specific setback. The site currently does not have an impervious ground cover issue. This location will not create additional impervious ground cover.

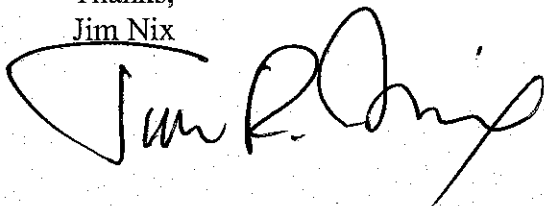
In close proximity to the proposed carport is an existing 22-inch oak tree. The proposed carport will have four (4) support columns of which two are within 9 feet of the tree's trunk. Although the preferred distance for these two column bases are within the tree's critical root zone of 11 feet, these bases are to be located within the existing concrete driveway area and therefore would only need to be deeper at the present conditions. The design of each footing will be sized to minimize its impact on the root system. The City Arborist, Jason Traweck has seen the proposed location of these two columns and has agreed that they should not pose a hardship on the tree.

The perceived size of the carport and the impact to the neighborhood will be diminished due to it being open on three sides and will be slightly downhill from the street. It will sit partially behind another large oak tree near the street as well as next to the prior discussed 22-inch oak tree. It will still be far behind a nearby neighbor's imposing stone and wrought iron fence which was built 3 feet into the city's R.O.W. We are willing to provide assurances that open three sides will never be enclosed, if requested.

I have visited with nine (9) of my most immediate neighbors and have shown them my construction documents. All were supportive of our goal and each has signed a letter acknowledging their having reviewed the documents and that they are fully aware of the extent of the variance request. Further, I have presented our proposed carport to the West Austin Neighborhood Group (WANG) and although they do not formally support variance requests, they have stated that pending there is no opposition or objections; they would not oppose the variance requested.

Although there are numerous examples of open carports within our neighborhood, we believe that the structure we propose to construct will reflect positively on the neighborhood's image and quality.

Thanks,
Jim Nix



VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

Because of the 25ft front setback, a full vehicle depth carport can not be built between the existing home and the front setback. A carport constructed within this constraint would not allow for the complete protection of the vehicles to be parked under it since a portion of the vehicle's back would still be exposed. The subdivision in which this property is located does not have a specific front setback requirement and is therefore subject to city zoning codes. The current city zoning code does not allow building construction within 25ft of the front property line. Over prior years I have tried to cover our cars with protective covers when there was a threat of an impending hail storm. This effort has become more onerous as I have aged. Recently our two cars were damaged severely (totaled) when an unexpected hail storm suddenly hit the area.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

The original garage of the 1946 era home was converted into a family room by the previous owner many years before I purchased home in 1985. This room has been the main activity center for our home and we spend 90% of our time in it.

An alternate location for a carport at the side yard or rear yard carport is not possible. The existing home is located within 9.5ft of either side property lines, so locating a carport on either side of the existing home is not possible. Also, there is no alley at the rear of the property to create a carport or garage at the rear.

- (b) The hardship is not general to the area in which the property is located because:

Two protected 22-inch Live Oak trees are located near the propose carport and pose constraints on the possible placement of foundation footings. To protect the nearest tree's critical root zone, the locations of the two southeasterly column foundation footings are placed an equal distance from the trunk of the nearest tree. This distance places the new column foundation footing at an acceptable distance from the tree's base, according to the city's arborist Jason Traweek, within the tree's critical root zone. The location of the two northwesterly column foundation footings are placed outside of the critical root zones. Utilizing the existing driveway area to locate the carport does not add impervious cover nor impact the existing trees with additional impervious cover over their critical root zone.

AREA CHARACTER:

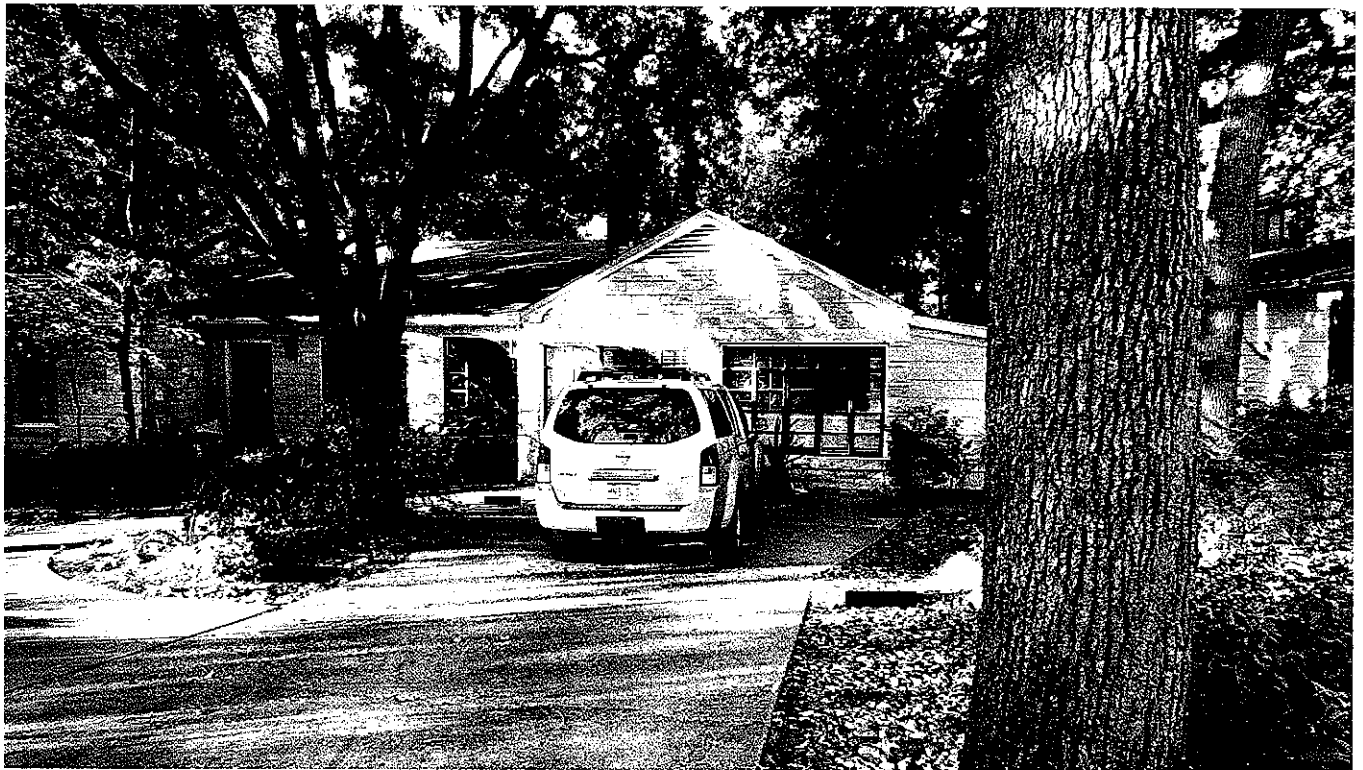
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

There are numerous examples of open carports within our immediate neighborhood similar to what we would like to build except we feel that ours would be considered one of the successful ones. Attached are examples of some of those homes. (See attached)

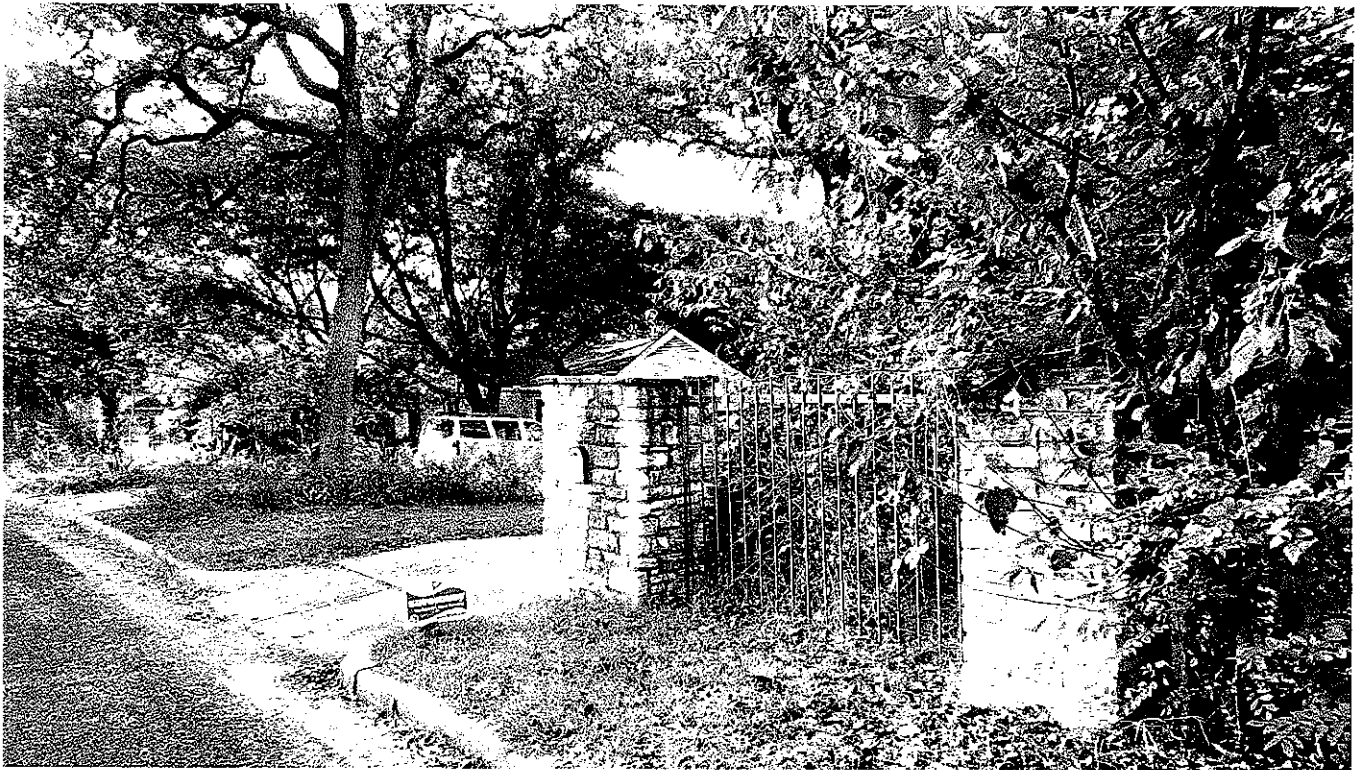
Neighboring Properties: My adjacent neighbor nearest the carport at 2309 Greenlee Dr., has a front yard security fence/wall which consist of imposing stone columns 5ft from the street curb. The size of those fence elements are more substantial when compared to the scale of the new carport which would be much further from the street curb at 26.5ft. As well, the property immediately across the street at 2306 Greenlee Dr. has a sizable and lengthy solid stone wall at their front street property line and it is much more imposing on the street than this proposed carport which is open on three sides. These elements combined with the sheltering characteristics of the two adjacent oak trees should accept the new carport without calling specific attention to it.

Architecture: The proposed carport is designed to compliment the architecture of the existing residence by utilizing a matching roof pitch and alignment and matching typical details. As well, the materials will compliment the architecture with matching Ashlar stone columns, matching fascia wood trim profile, and matching composition shingles.

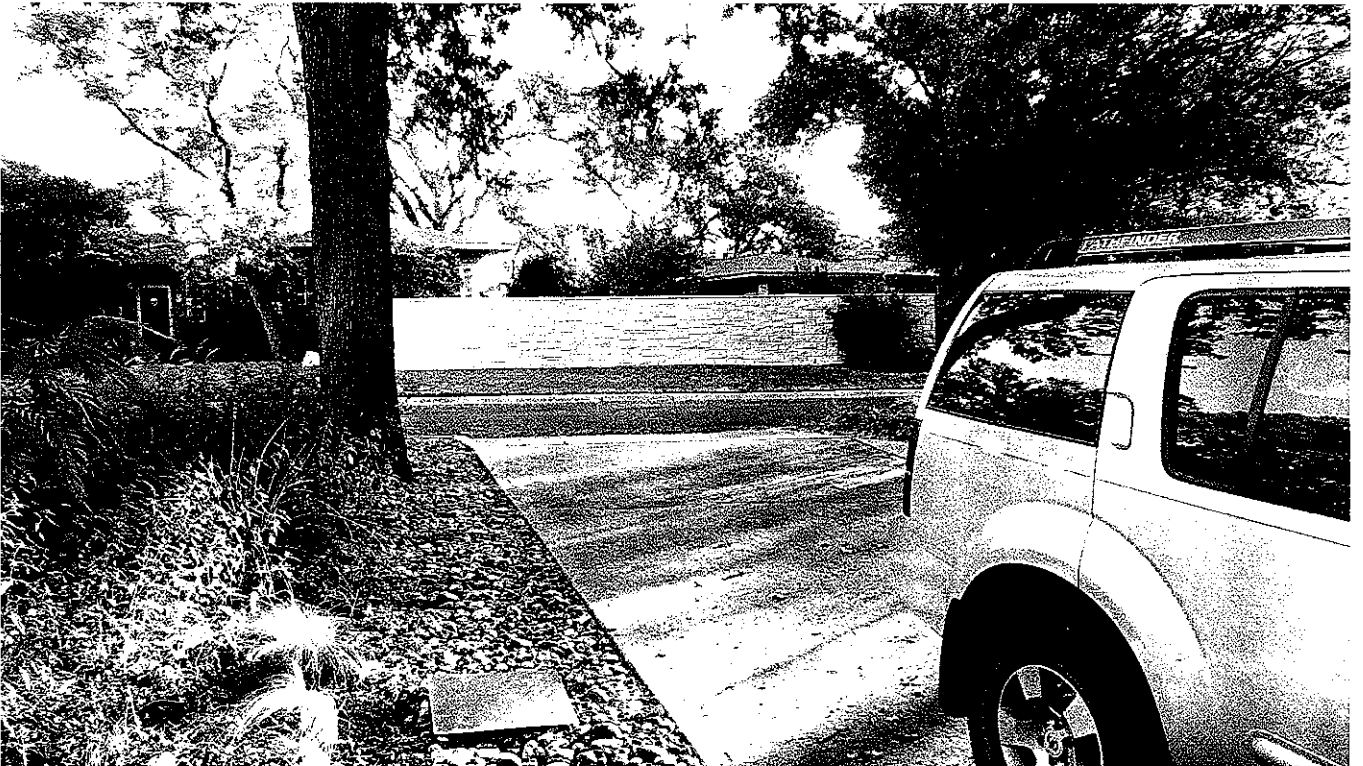
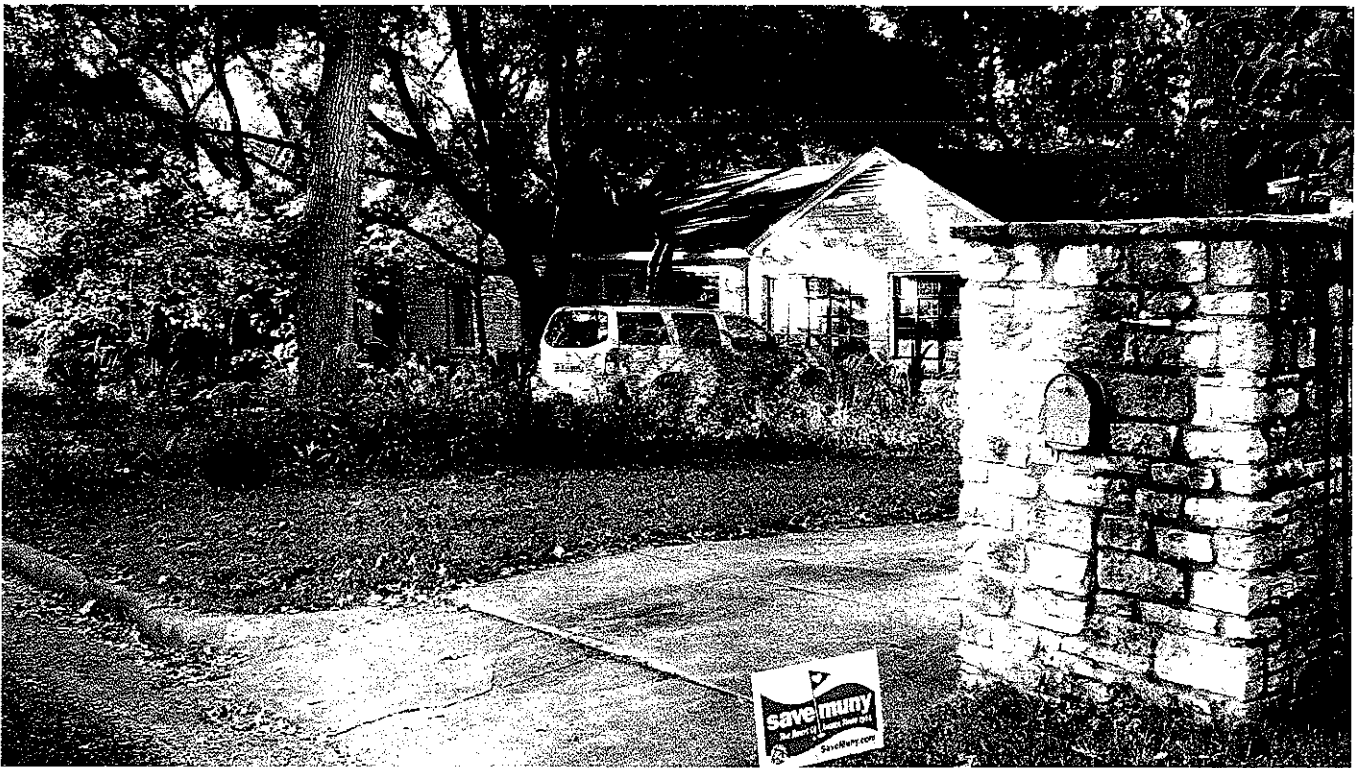
It is understood that the general purpose of the zoning regulations is to seek development that is compatible and harmonious with the character of the area. The granting of this variance and the construction of this new carport will not adversely impact the adjacent properties and therefore will not diminish the purpose of the regulation.



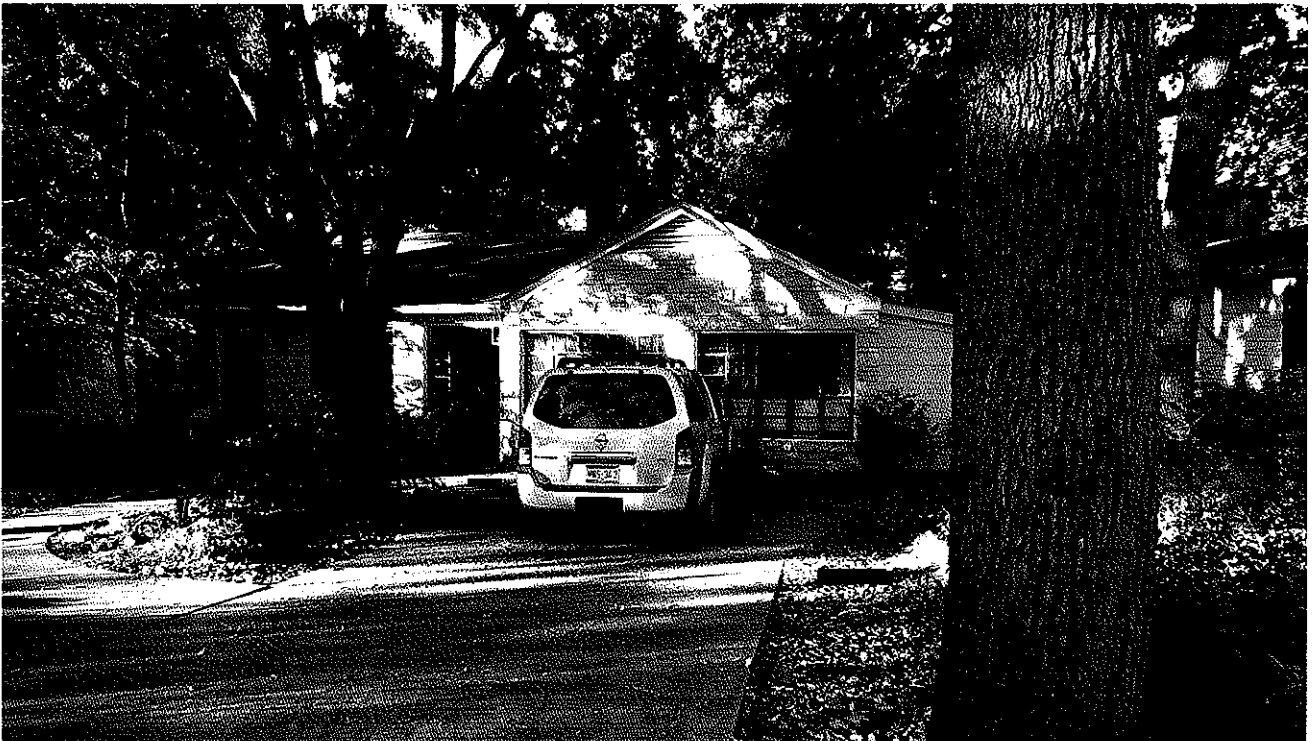
**2307 Greenlee Dr,
Lot 68, Tarrytown Oaks**



**View from 2309 Greenlee Dr,
Lot 68, Tarrytown Oaks**



**2307 Greenlee Dr,
Lot 68, Tarrytown Oaks**



**2307 Greenlee Dr,
Lot 68, Tarrytown Oaks**



2307 Greenlee Dr,
Lot 68, Tarrytown Oaks



**View from 2309 Greenlee Dr,
Lot 68, Tarrytown Oaks**



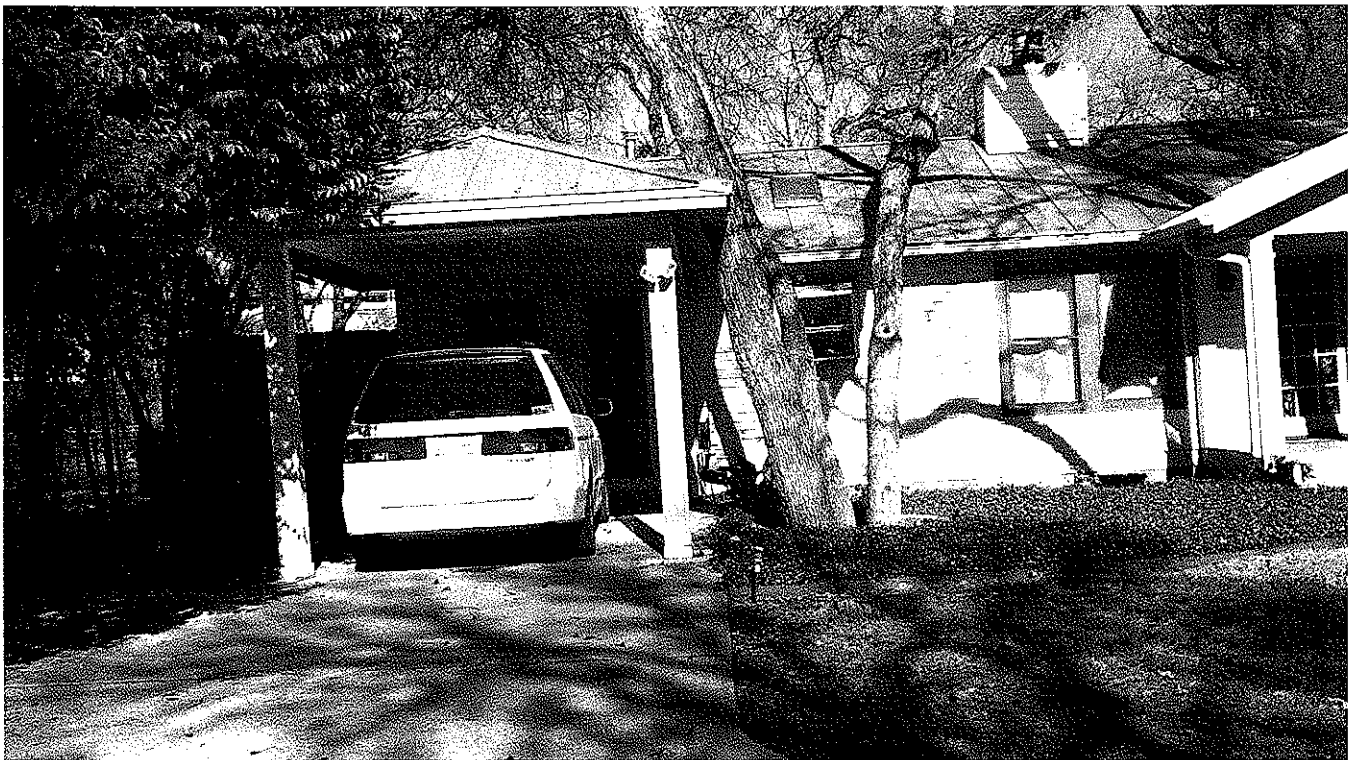
2301 Greenlee Dr.



2205 Greenlee Dr.



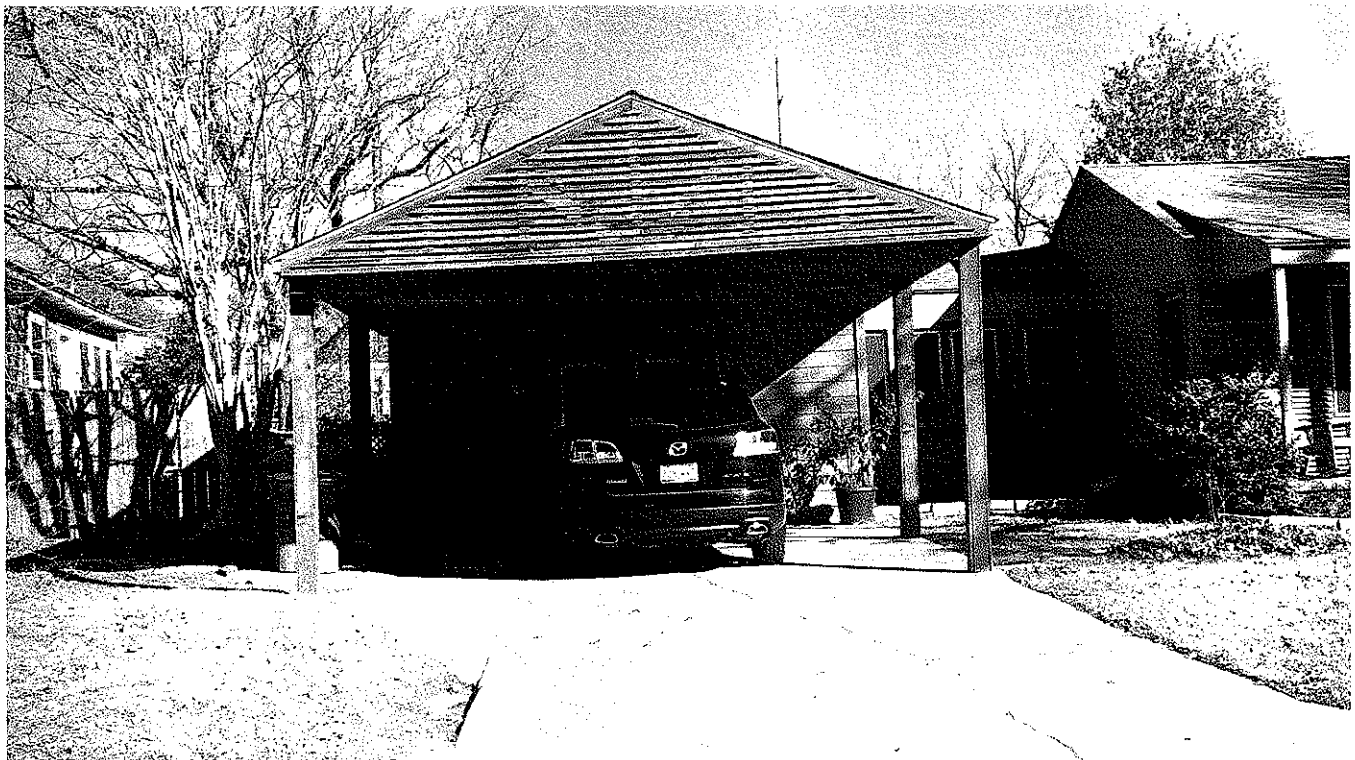
17 Scott Crescent



19 Scott Crescent



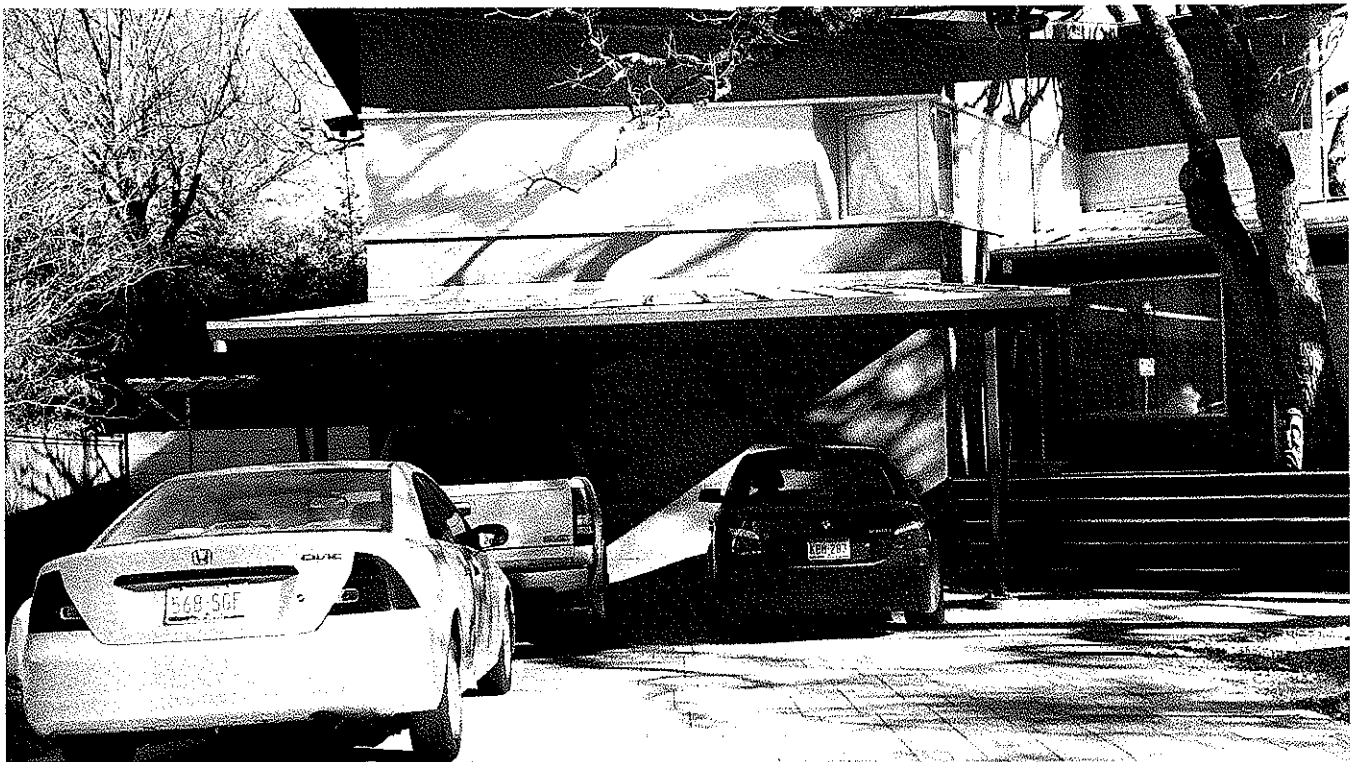
16 Margranita Crescent



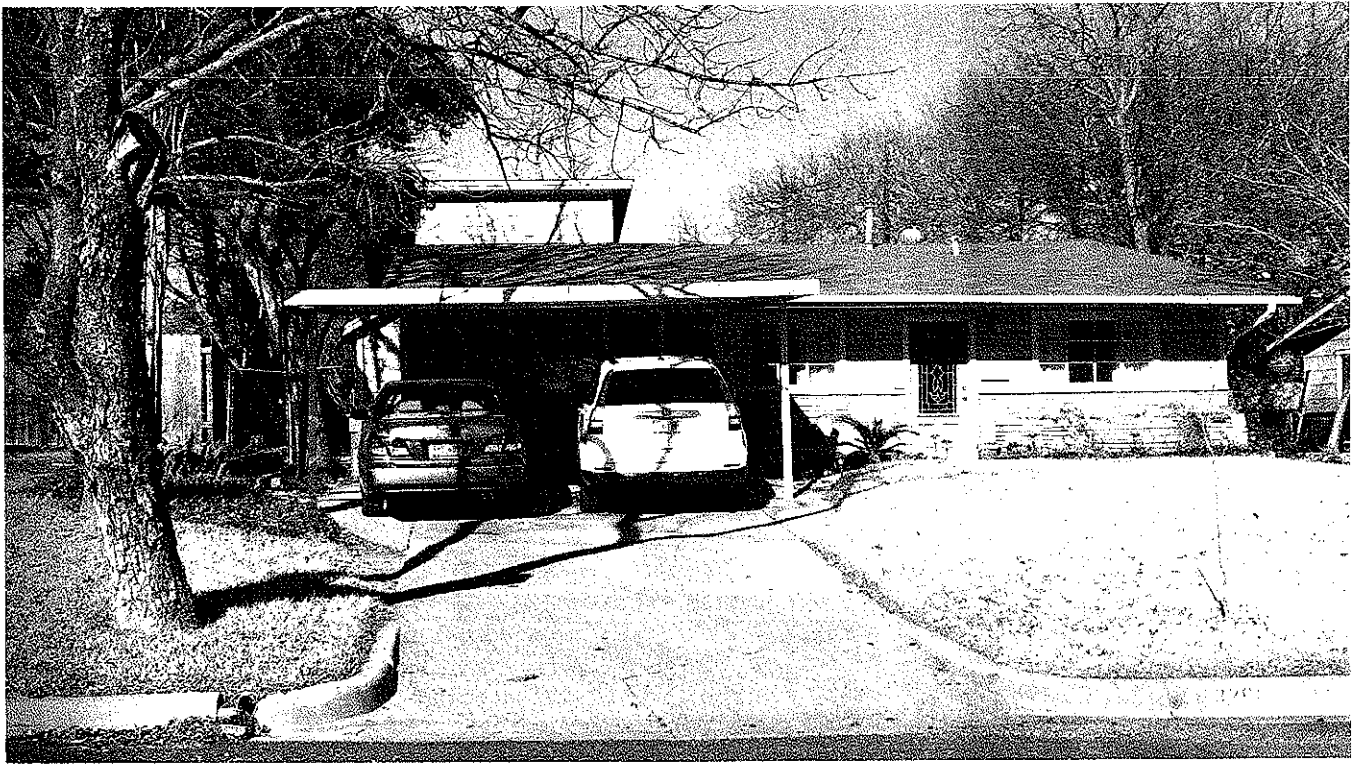
21 Margranita Crescent



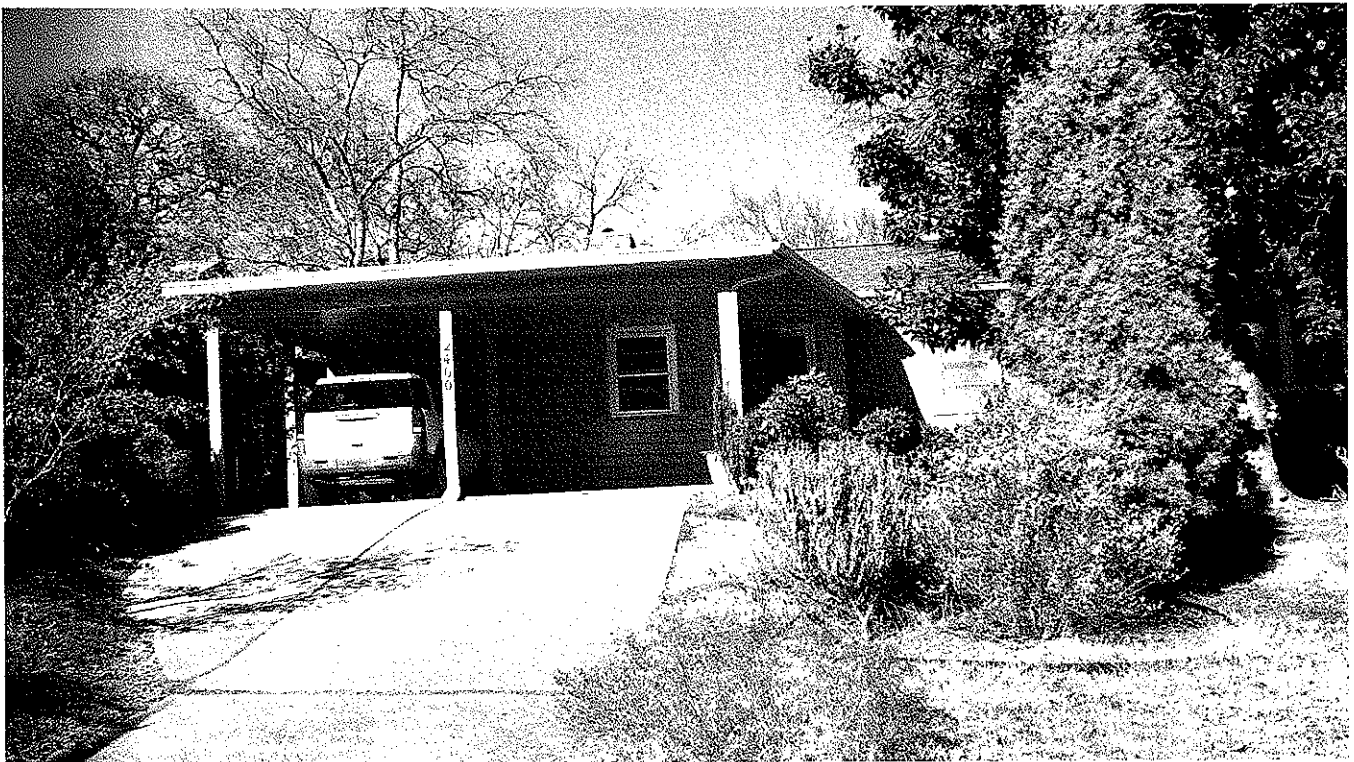
2205 Lower Rd.



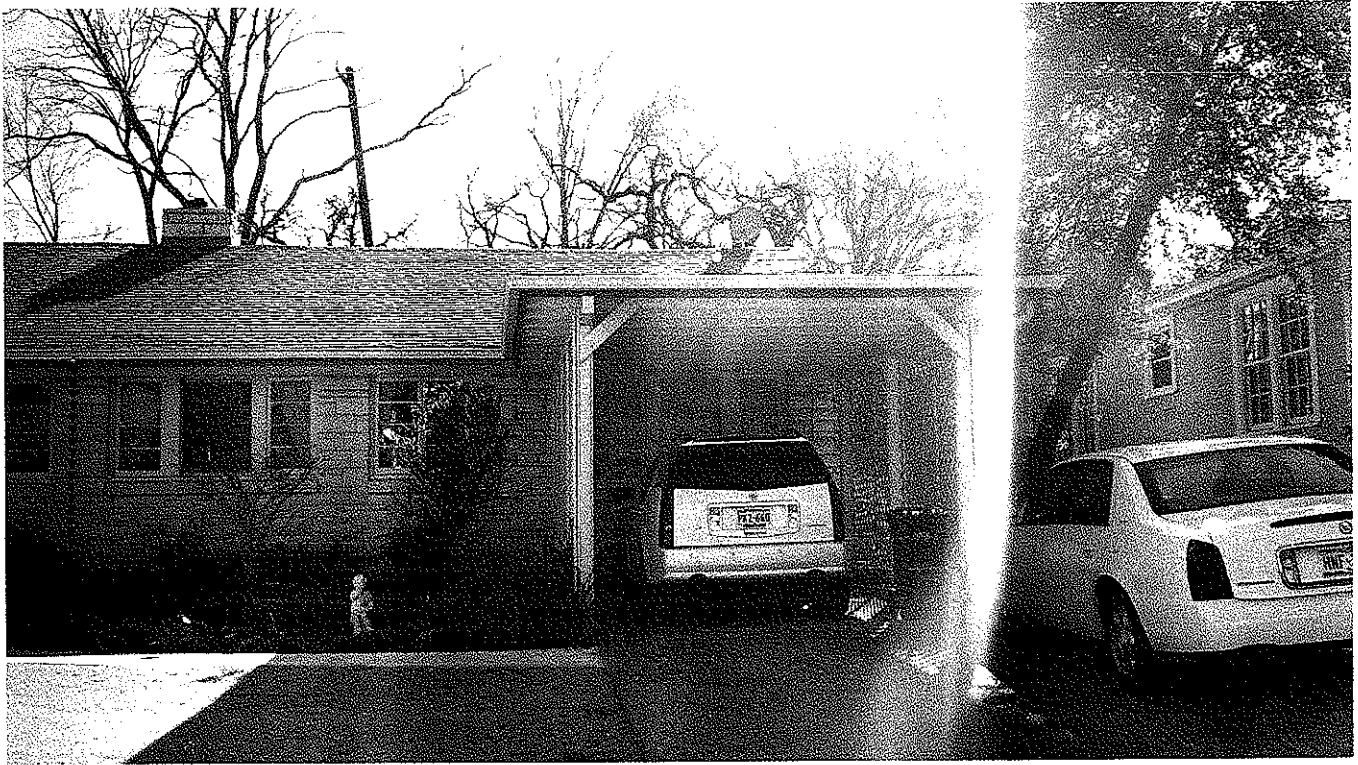
2308 McCullough St.



2200 Westover Rd.



2400 Westover Rd.



2205 McCunough St.



2625 Exposition Blvd.

To the West Austin Neighborhood Association and the City of Austin Board of Adjustments:

I have reviewed the proposed carport project for the residence at 2307 Greenlee Dr.

I am aware that the carport is to be constructed 8'-6" into the 25' setback and that this location requires a variance from the City of Austin Board of Adjustments.

Further, I have no objections to it being constructed in the position shown and with the materials indicated.

I live at:

2305
~~2306~~ Greenlee Drive
Austin, TX

which is within 200 feet of the proposed project.

Elgin Schelhab
Owner's Name (printed)

Elgin Schelhab
Owner's Signature

01/03/11
Date

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I live at:

2309 GREENLEE DR
AUSTIN, TX 78703

which is within 200 feet of the proposed project.

CATHERINA CLARKE
Owner's Name (printed)

Catherina Clarke
Owner's Signature

1/3/2011
Date

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I live at: 2306 GREENLEE
AUSTIN TX 78703

which is within 200 feet of the proposed project.

DAVID PURMAN
Owner's Name (printed)

D.P.
Owner's Signature

1/19/11
Date

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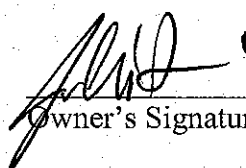
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Further, I have no objections to it being constructed in the position shown and with the materials indicated.

I live at: 2304 Greenlee Drive

which is within 200 feet of the proposed project.

Julie Irwin
Owner's Name (printed)


Owner's Signature

Jan. 3 2011
Date

To the West Austin Neighborhood Association and the City of Austin Board of Adjustments:

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I am aware that the carport is to be constructed 8'-6" into the 25' setback and that this location requires a variance from the City of Austin Board of Adjustments.

Further, I have no objections to it being constructed in the position shown and with the materials indicated.

I live at:

2401 GREENLEE DR
AUSTIN, TX 78703

which is within 200 feet of the proposed project.

MARSHALL J SHELLEY
Owner's Name (printed)

Marshall J Shelley
Owner's Signature

11/12/2010¹⁸⁰
Date

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Further, I have no objections to it being constructed in the position shown and with the materials indicated.

I live at: 2303 Greenlee Dr

which is within 200 feet of the proposed project.

Nanci Kehoe
Owner's Name (printed)

[Signature]
Owner's Signature

1/3/11
Date

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Further, I have no objections to it being constructed in the position shown and with the materials indicated.

I live at: 2211 Greenlee Dr.

which is within 200 feet of the proposed project.

Terry Stripling
Owner's Name (printed)

Terry Stripling
Owner's Signature

1/3/11
Date

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Further, I have no objections to it being constructed in the position shown and with the materials indicated.

I live at:

2302 Greenlee Dr.

which is within 200 feet of the proposed project.

Tina and Mike Arendall
Owner's Name (printed)

Tina B. Arendall
Owner's Signature

1/3/11
Date